

FOR LEASE

17 FILLMORE DRIVE

SARASOTA, FL 34236



PROPERTY DESCRIPTION

599 SF retail storefront located at the corner of St. Armands Circle and Fillmore Drive currently for lease. The space can be utilized by standard retail uses or lower intensive restaurant uses such as Coffee, Ice Cream, Juice Bars Etc. Located in a market characterized by its high foot traffic, proximity to Florida's Gulf Coast Beaches, and strong retail synergy. The spaces was renovated in 2025 with new HVAC, tile, and paint.

PROPERTY HIGHLIGHTS

- Retail condo located at the corner of St. Armands Circle and Fillmore Drive
- 599 SF retail space units available for lease
- Additional 2nd floor storage space
- Public parking located across the street at the St. Armands Circle Parking Lot
- New HVAC, tile, and painting completed in 2025

OFFERING SUMMARY

Lease Rate: Negotiable

Available SF: 599 SF

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,159	11,539	44,334
Total Population	2,305	21,367	95,451
Average HH Income	\$191,506	\$160,661	\$109,013

BRYAN COHEN

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St. Armands Circle is one of Florida's most iconic coastal shopping and dining destinations, located on a barrier island between downtown Sarasota and Lido Beach. Known for its European-inspired layout, lush tropical landscaping, and vibrant pedestrian atmosphere, the Circle blends luxury retail, chef-driven restaurants, art galleries, and professional offices in a walkable, open-air environment.

Originally envisioned in the 1920s by circus magnate and real estate developer John Ringling, the Circle was designed as an upscale commercial and cultural hub. Ringling purchased much of the surrounding land and developed the area with grand ambitions, creating a distinctive roundabout design centered around a landscaped park. Over the decades, it has evolved into a premier lifestyle destination while maintaining its historic charm and architectural character.

Today, St. Armands Circle attracts both affluent local residents and year-round visitors drawn to Sarasota's beaches, arts scene, and luxury coastal lifestyle. Its combination of high foot traffic, established brand recognition, and a curated mix of boutiques and dining concepts makes it one of the Gulf Coast's most sought-after retail locations.



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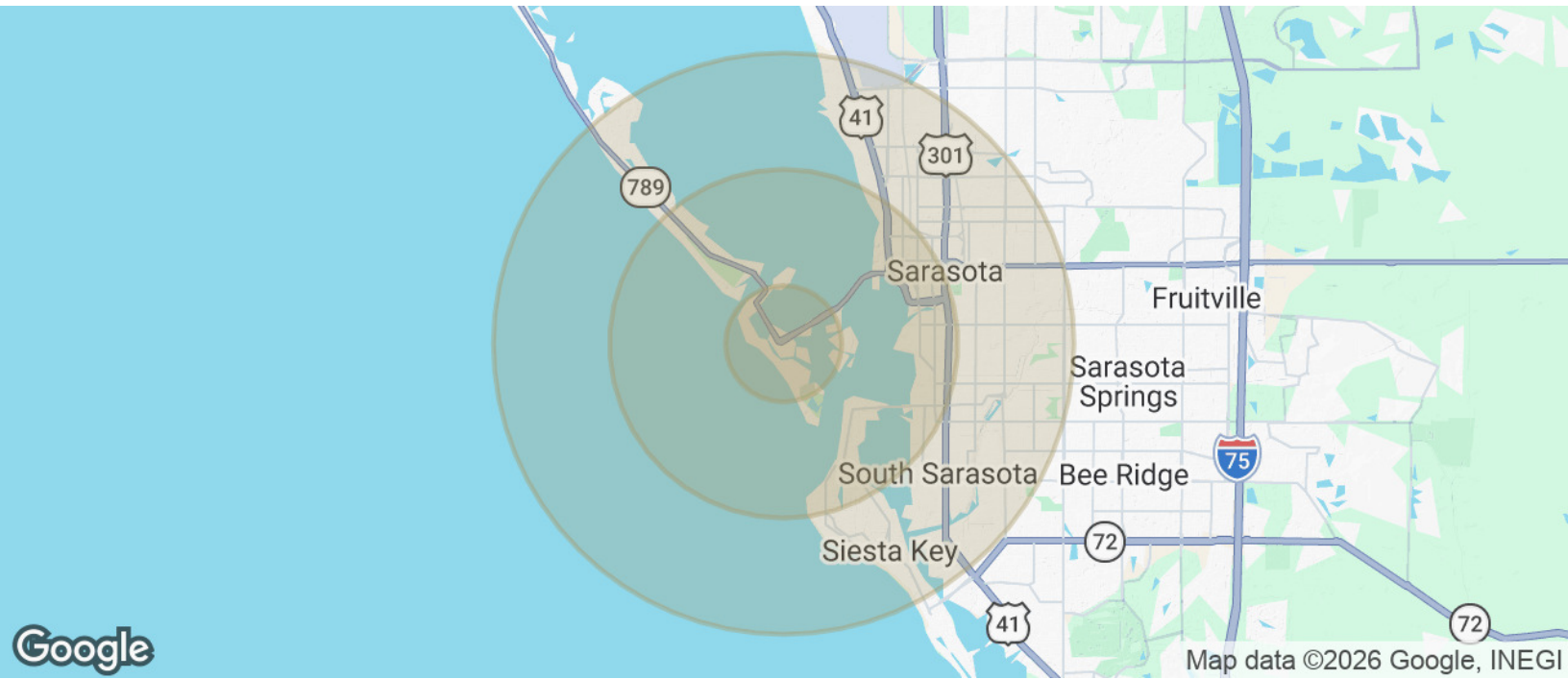


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,305	21,367	95,451
Average Age	72	61	51
Average Age (Male)	72	61	50
Average Age (Female)	73	62	52

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,159	11,539	44,334
# of Persons per HH	2	1.9	2.2
Average HH Income	\$191,506	\$160,661	\$109,013
Average House Value	\$1,203,583	\$1,103,193	\$610,495

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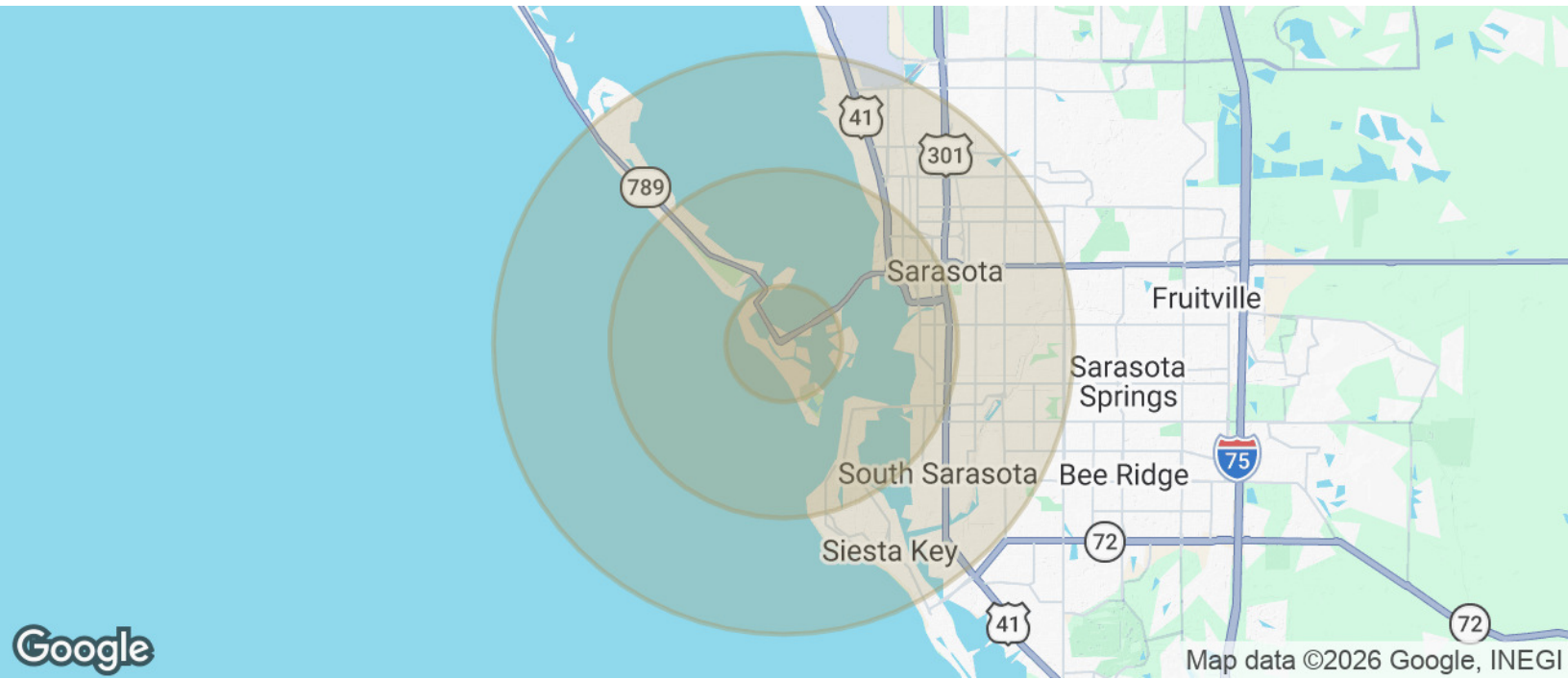
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2020 American Community Survey (ACS)

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